

DEVELOPMENT TEXT
CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT
1.015 +/- ACRES

EXISTING DISTRICTS: RR, Restricted Rural Residential

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 4980 Central College Rd.

PARCEL ID: 010-270766-00

OWNER: Cristian Dirva et al. 6120 Braet Rd. Westerville OH 43081-8062

APPLICANT: Amanda Dunfield, David B. Meleca Architects, LLC 140 E. State St. Columbus, OH 43215

DATE OF TEXT: May 4, 2015

APPLICATION NUMBER: _____

INTRODUCTION: The subject property ("Site") is 1.015 acres located on the north side of Central College Road and south of Caplinger Rd. The site is zoned RR, Residential from a 2004 rezoning. The site has been developed with a vacant single family home constructed in 1850. The site is in the Rocky Fork Blacklick Accord Planning area. The site plan titled "Central College Redevelopment", hereafter "Site Plan", dated May 4, 2015, is the site development plan for the property.

1. PERMITTED USES: All uses permitted in Columbus City Code Chapter 3351, C-1, Neighborhood Commercial District, except: Butcher Shops, Fish, Meat and Seafood Markets; Coin Operated Laundries; Confectionary and Nut Stores; Drug Stores & Pharmacies; Dry Cleaning and Laundry Services; Grocery Stores; Fruit and Vegetable Markets; Adult and Child Day Care Centers; Veterinarians; Further, Restaurant uses shall be limited to 3,500 SF Building Area and shall not include Fast Food or Fast Casual types. No drive thru's are permitted.

2. DEVELOPMENT STANDARDS: The applicable development standards shall be as specified in Chapter 3351, C-1, Neighborhood Commercial District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standard, except as specifically set forth herein.

A. Density, Height, Lot and/or Setback Commitments.

1. The minimum building setback along Central College shall be based upon the existing building front facade.
2. The minimum parking setback along Central College shall be as depicted on the submitted Site Plan.
3. The minimum building and pavement setback along the west property line shall be 5 feet as long as the adjacent property to the west is zoned or used for neighborhood edge purposes.
4. The minimum building and pavement setback along the east property line shall be 5 feet as long as the adjacent property to the west is zoned or used for neighborhood edge purposes.

5. Lot Coverage for Building and Pavement shall not exceed seventy (70) percent (%).

B. Access, Loading, Parking and/or other Traffic Related Commitments.

Curb cuts shall be approved by the City of Columbus Department of Public Service, but shall include one (1) full access curbcut on Central College Rd.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. The parking setback along Central College shall be maintained in live vegetation and shall include tree and shrub planting at a minimum rate of four (4) trees and four (4) shrubs per 100 lineal feet of frontage. Trees shall be placed randomly to stimulate natural hedgerows. The trees are in addition to those required in No. 2 below.

2. A street tree row shall be established along Central College Rd. The street tree row shall require trees at the minimum rate of one (1) tree for every 40 feet of lineal frontage. Trees may be planted in a natural hedgerow manner or straight line and may include grouping of trees. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester. The trees shall be planted in the right of way, subject to approval of the City Forester and Public Service Department, or otherwise shall be planted adjacent to the right-of-way.

3. All parking areas adjacent to Caplinger Rd. shall have headlight-screening parallel to the frontage, with a minimum height of 36 inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding, fence or combination of the three. Parking areas adjacent to Central College Rd. shall have headlight-screening parallel to the frontage, with a minimum height of 36 inches measured from the elevation of the nearest section of the adjacent parking area. Said headlight screening shall be in the form of an evergreen hedge, earth mounding, fence or combination of the three and shall have not less than 70% opacity.

4. Within the five (5) foot landscaped setback on the west property line, evergreen plant material, planted 3 - 5 feet on center, and being a minimum of three (3) feet tall at planting shall be provided. The planting shall start at the same point as the actual setback of the building from Central College and extend North along the west and east property lines to the parking setback along Caplinger Rd.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. There shall be no roof-mounted mechanical equipment or utility hardware unless said mechanicals are screened by decorative cornices. Ground-mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.

2. Building illumination shall be permitted, provided such light source is concealed. No colored light shall be used to light the exterior of any building.

3. Building materials for any additions shall be similar in appearance to the existing building and shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Additions shall complement the existing building design.

4. The primary roof of all buildings shall be pitched or sloped with a minimum slope of 6:12 or, if flat, shall have decorative cornices or the appearance of a sloped roof on all four (4) sides of the building. If shingles are used for roofing, they shall be dimensional shingles or period style shingles, synthetic slate or standing seam metal roofing.

5. Buildings shall be finished on all sides/elevations with the same or similar level and quality of finish and design detailing.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. Except for decorative lighting, all other light poles shall be metal or fiberglass and such light poles shall be of the same color. Any new lighting shall comply with Section 3332.03(A), except that the maximum height of light fixtures shall not exceed a potential height limit of 10 feet. Lighting shall be cut off type fixtures and all lighting shall be off during non-business hours except for lighting necessary to provide security for the building.

2. All new or relocated utility lines shall be installed underground, unless a public utility does not permit underground installation in a particular location or instance.

F. Graphics and Signage Commitments.

1. All graphics shall conform to Article 3377 of the Columbus City Code, as it applies to the C-1 Commercial District. Any variance to the applicable requirements of the C-1 district shall be submitted to the Columbus Graphics Commission.

2. All ground-mounted signage shall be monument-style, except for incidental on-premise mounted directional signs, if any. This provision shall not preclude incorporation of signage into entrance features or mounting of signage on entrance feature walls or fencing.

3. Any sign constructed for the site must be a ground sign that is a total maximum graphic area of 75 square feet in size with a maximum height of 6 feet. signs shall be limited to central college frontage only.

4. The following are prohibited: signage (or components) that move or rotate, co-op or tenant panel signage, signage that emits noise, signage with changeable copy, moving objects and sign components, animation, LED (light emitting diodes) and related screens, projectors and related equipment, LED programmable signs and neon used as a window element, off-premises signage and billboards.

G. Modifications.

1. 3312.49, Minimum number of Parking Spaces Required, which Section requires 67.

2. 3312.53, Minimum Number of Loading Spaces Required, which Section requires one (1) loading space, while zero (0) loading spaces shall be required.

H. Other CPD Requirements

1. Natural Environment: The natural environment of the site is flat.

2. Existing Land Use: The property is developed with a 2,800 sq. ft. 2 story residential building and accessory parking.
3. Circulation: Access to and from the site is via Central College Rd.
4. Visual Form of the Environment: The area surrounding the site is zoned for Residential use to the north. East and West are Neighborhood Edge.
5. Visibility: The site is visible from Central College Rd. and Caplinger Rd.
6. Proposed Development: Neighborhood Commercial Development. Restaurant and Professional Office.
7. Behavior Patterns: Vehicular access from Central College Rd. no access to Caplinger Rd.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

I. Miscellaneous Commitments

1. Development of the site shall be in accordance with the site plan titled "Central College Redevelopment". The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the drawing shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.